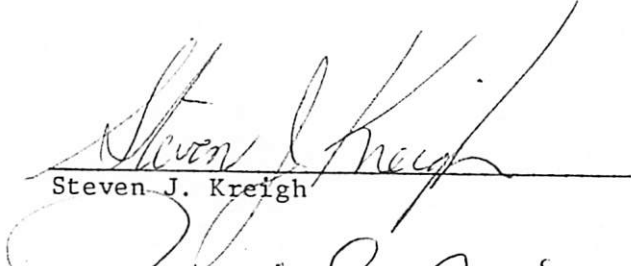
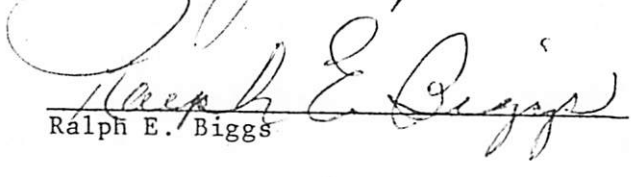


REPORT OF REAPPRAISERS

The undersigned, selected and appointed reappraisers, having been duly sworn, report, after due examination of said real property, that they are of the opinion that said real property as described in their order of appointment has a fair market value of Fifty-Seven Thousand and no/100----  
----- Dollars. (\$ 57,000.00 ).

  
Steven J. Kreigh

  
Ralph E. Biggs

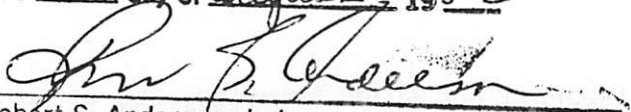
Subscribed and sworn to before me, this 17th day of August, 1982.



Nancee Kay Linn, Clerk of the Circuit  
Court of Adams County, Indiana



Examined and approved  
this 17th day of August, 1982

  
Robert S. Anderson, Judge  
Adams Circuit Court



said report of reappraisers is now submitted, examined and approved.

Report of sale of real estate at private sale filed in the following words and figures,  
to wit:

FILED ADAMS COUNTY  
CIRCUIT COURT

STATE OF INDIANA

IN THE ADAMS CIRCUIT COURT

COUNTY OF ADAMS, SS: 82 AUG 17 P 4: 27 1982 TERM

IN THE MATTER OF THE  
ESTATE OF ESTHER REINKING,  
DECEASED

DANIEL RAY LINN, CLERK

ESTATE NO. E-79-21

REPORT OF SALE OF REAL ESTATE

Comes now Donald C. Reinking, as Executor of the Estate of Esther Reinking, deceased, and files his verified Report of Sale of Real Estate and respectfully shows the Court as follows:

1. Pursuant to the Order of this Court entered on the 9<sup>th</sup> day of August, 1982, authorizing him to sell a certain parcel of real estate located in the County of Adams, State of Indiana at private sale, without further notice, for the full reappraised value, said real estate more particularly described as follows, to-wit:

Commencing on the south line of the northwest quarter of Section thirty one (31), Township twenty eight (28) North, Range fourteen (14) East in Adams County, Indiana, at a point five hundred thirty four (534) feet west of the southeast corner of said quarter section; thence west along the south line of said quarter section one hundred fifty (150) feet; thence north at right angles to said south line one hundred sixty five (165) feet; thence east parallel to said south line one hundred fifty (150) feet; thence south one hundred sixty five (165) feet to the place of beginning, containing 0.57 of an acre, more or less, being a part of the southeast quarter of the northwest quarter of the above described Section thirty one (31).

Said Executor, in compliance with said Order, sold at private sale said real estate to Thomas J. Niblick and Rena D. Niblick, Husband and Wife, as Tenants by the entireties for the sum of Fifty-seven Thousand Dollars (\$57,000.00) as more fully set forth in the purchase agreement, a copy of which is attached hereto and made a part hereof as Exhibit "A" and incorporated herein by reference, that being equal to the fair market value of said real estate.

2. That said purchasers have complied in all things with the terms of said sale and stand ready to comply in all things with the terms of the purchase agreement attached hereto as Exhibit "A".

3. That the Executor submits herewith for approval his proposed deed to said purchasers.

4. That said Executor employed the services of Ideal Realty, Inc. and its agents to assist him in such sale and has agreed to pay them reasonable and customary compensation for their services.

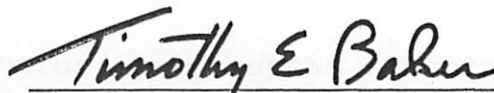
5. That the Executor believes the sale herein reported to be in the best interest of the Estate and the same should be approved.

WHEREFORE, said Executor submits this Report of Sale of said real estate pursuant to provisions of Indiana Code I.C. 29-1-15-16 and prays that said sale and this Report be approved.



Donald C. Reinking, Executor of the  
Estate of Esther Reinking, Deceased

Subscribed and sworn to before me, a Notary Public in and for the above said County and State, this 17<sup>th</sup> day of August, 1982.



Timothy E. Baker, Notary Public  
a resident of Adams County

My Commission expires:

August 14, 1986



# IDEAL REALTY

TUESDAY AUGUST 17, 1982

PURCHASE AGREEMENT

955

Decatur, IN June 4, 1982

The undersigned hereinafter called purchaser, having inspected the premises and relying entirely for its condition upon his own examination hereby agrees to purchase from the owner through you as his broker the property known as Route #8 St. in the city of Decatur, County of Adams, State of Indiana.

Real Estate known as Don Reinking property, approximately .57 Acre.

The property shall include the land, all appurtenant rights, privileges and easements, and all buildings and fixtures in their present condition, including such of the following as are now on the property: All electrical, heating, plumbing, and bathroom fixtures, all window and door shades, blinds, awnings, screens, storm sash, curtain rods, T.V. antennae system, all landscaping, and This offer includes all curtains and drapes and range.

AND AGREES to pay therefor the sum of Fifty Seven Thousand and no/100-----Dollars. Dollars (\$ 57,000.00 ) on the following terms: This offer is contingent on Buyer's ability to obtain conventional financing. Seller shall pay up to and including 5 1/2 points.

Five Hundred and no/100----- dollars (\$ 500.00 ) of said purchase price is hereby deposited as earnest money with IDEAL REALTY same to be refunded if the above offer is not accepted on or before June 7, 1982 or if the title to the above-described property is found defective and said defects cannot be remedied within a reasonable time.

TAXES: Seller shall pay all 1981 taxes due 1982 and Spring 1982 due Spring 1983 and Purchaser shall pay all taxes thereafter.

At time of conveyance, as provided herein, owner shall deliver a warranty deed conveying to purchaser a good title to the property, free and clear of all liens and encumbrances, except (a) any mortgage assumed by purchaser, (b) restrictions and conditions of record, (c) zoning ordinances, if any, and taxes and assessments.

Within a reasonable time prior to delivery of deed, it shall be at the option of the Seller to furnish abstract of title continued to a current date, or an owner's title insurance policy, equal to the amount of the purchase price, insuring title against all liens except liens of record taxes and mortgage

This transaction to be completed at the office of Ideal Realty or any other designated on or about August 1, 1982 place. Purchaser shall have complete possession upon closing. Failure by seller to surrender possession obligates him to pay purchaser \$ 20.00 per day as liquidated damages for each day seller holds over, and this provision shall not deprive purchaser of any other legal or equitable remedy available under the law.

If any buildings or other improvements are substantially damaged or destroyed prior to closing of transaction such risk is assumed by seller, Purchaser shall have the option (a) to receive the proceeds of any insurance payable in connection therewith, or (b) to terminate this agreement and have refund of the deposit above mentioned.

Upon acceptance, this offer shall become binding upon and inure to the benefit of purchaser, and Seller and their respective heirs, executors, administrators, successors, and assigns and shall be deemed to contain all the terms and conditions agreed upon, it being agreed that there are no conditions, representations, warranties or agreements not stated in this instrument.

OTHER CONDITIONS: This offer is also contingent on Seller's trade in of Buyer's present home located at 927 Dierkes St., Decatur in the amount of 23,000.00; Balance due Seller therefore \$34,000.00.

FOR FURTHER CONDITIONS SEE OTHER SIDE

Present title holders: Donald ReinkingTitle to be conveyed to: Thomas J. and Rena D. Niblick

Thomas J. Niblick  
Purchaser

Rena D. Niblick  
Purchaser

## DEPOSIT RECEIPT

Receipt is hereby acknowledged, as agent for owner, of \$ 500.00 earnest money, subject to the terms of the above offer.

IDEAL REALTY

BY: Rena D. Niblick

DATE: \_\_\_\_\_

ACCEPTANCE

Owner accept the above offer and agrees to pay to Ideal Realty REALTOR, the sum of \$ 2040.00 as commission for service rendered in this transaction.

Edgar Dierking  
Thomas J. Niblick



Said report of sale of real estate at private sale is now submitted, examined and approved, which order approving report of sale of real estate at private sale is in the following words and figures, to wit;

FILED ADAMS COUNTY  
CIRCUIT COURT

STATE OF INDIANA

IN THE ADAMS CIRCUIT COURT

COUNTY OF ADAMS, 82 AUG 17 P 4: 28 1982 TERM

IN THE MATTER OF THE ESTATE OF ESTHER REINKING,  
DECEASED

ESTATE NO. E-79-21

ORDER APPROVING REPORT OF  
SALE OF REAL ESTATE

Comes now Donald C. Reinking, as Executor of the Estate of Esther Reinking, deceased, and submits his verified Report of Sale of the following described real estate in Adams County, Indiana, to-wit:

Commencing on the south line of the northwest quarter of Section thirty one (31), Township twenty eight (28) North, Range fourteen (14) East in Adams County, Indiana, at a point five hundred thirty four (534) feet west of the southeast corner of said quarter section; thence west along the south line of said quarter section one hundred fifty (150) feet; thence north at right angles to said south line one hundred sixty five (165) feet; thence east parallel to said south line one hundred fifty (150) feet; thence south one hundred sixty five (165) feet to the place of beginning, containing 0.57 of an acre, more or less, being a part of the southeast quarter of the northwest quarter of the above described Section thirty one (31).

Which report of sale is in the words and figures following, to-wit:

(H. I.)

and the Court, having examined said Report and being fully and sufficiently advised in the premises, finds that the sale of said real estate has been at the price and terms most advantageous to the Estate and was in all respects made in conformity with the law and should be confirmed; and the Court further finds that Ideal Realty, Inc. and its agents should receive reasonable and customary compensation for services rendered and should be allowed.

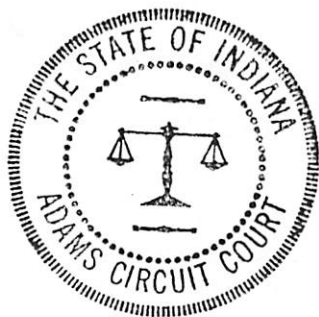
IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the Report of Sale of said real estate by said Executor be, and the same is, in all things hereby approved; that said Executor is authorized to pay Ideal Realty, Inc. and its agents reasonable and customary compensation for services rendered, and said Executor is further authorized to pay the necessary costs and expenses of said sale of real estate,

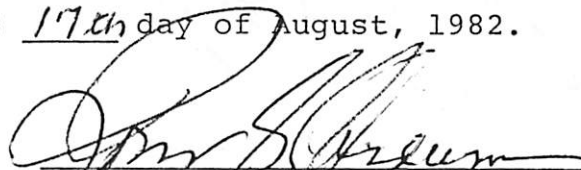
and the proposed Executor's Deed submitted with said Report of Sale, to-wit:

(H. I.)

is in proper form and the same is hereby approved; and said Executor is hereby ordered to execute said Deed of conveyance and to deliver same to the purchaser upon compliance with all terms and conditions of the purchase agreement attached to the Report of Sale.

All of which is ordered this 17<sup>th</sup> day of August, 1982.



  
Robert S. Anderson, Judge  
Adams Circuit Court

Deed ordered; deed reported , examined and approved; deed ordered delivered upon payment of the purchase price in full, which executor's deed is in the following words and figures, to wit:

FILED ADAMS COUNTY  
CIRCUIT COURT

## EXECUTOR'S DEED

82 AUG 17 P 4: 27


Donald C. Reinking, as personal representative of the Estate of Esther Reinking, deceased, which Estate is under the supervision of the Circuit Court of Adams County, Indiana, under Cause No. E-79-21, in the Office of the Clerk of the Circuit Court of Adams County, Indiana, pursuant to an Order of the Circuit Court of Adams County, Indiana, dated on the 17<sup>th</sup> day of August, 1982, for good and sufficient consideration, conveys to: Thomas J. Niblick and Rena D. Niblick, Husband and Wife, as Tenants by the entirety, both of legal age and of Adams County, Indiana, the following described real estate in Adams County, Indiana, to-wit:

Commencing on the south line of the northwest quarter of Section thirty one (31), Township twenty eight (28) North, Range fourteen (14) East in Adams County, Indiana, at a point five hundred thirty four (534) feet west of the southeast corner of said quarter section; thence west along the south line of said quarter section one hundred fifty (150) feet; thence north at right angles to said south line one hundred sixty five (165) feet; thence east parallel to said south line one hundred fifty (150) feet; thence south one hundred sixty five (165) feet to the place of beginning, containing 0.57 of an acre, more or less, being a part of the southeast quarter of the northwest quarter of the above described Section thirty one (31).

Subject to all easements, covenants, restrictions and public roads of record.

Subject to the second installment of the 1982 taxes due and payable in November of 1983 and subject to all taxes and assessments due and payable thereafter.

IN WITNESS WHEREOF, Donald C. Reinking, as personal representative of the Estate of Esther Reinking, has hereunto set his hand and seal this 17<sup>th</sup> day of August, 1982.

  
Donald C. Reinking, personal  
representative of the Estate of  
Esther Reinking, Deceased

STATE OF INDIANA

COUNTY OF ADAMS, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Donald C. Reinking, as personal representative of the Estate of Esther Reinking, and acknowledged the execution of said Deed to be his voluntary act and deed for the uses and purposes expressed therein.

WITNESS my hand and seal this 17<sup>th</sup> day of August, 1982.

*Timothy E. Baker*

Timothy E. Baker, Notary Public  
a resident of Adams County

My Commission Expires:

August 14, 1986

Examined and approved in open Court this 17<sup>th</sup> day of August,  
1982.



*Robert S. Anderson*

Robert S. Anderson, Judge  
Adams Circuit Court

This instrument prepared by DeVoss, Scott, Johnson & Baker a Professional Corporation by Timothy E. Baker, 147 South Second Street, P.O. Box 30, Decatur, Indiana 46733 - (219) 724-2129.



S/ Robert S. Anderson  
Robert S. Anderson, Judge Adams Circuit Court

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Read and signed.

A handwritten signature in black ink, appearing to read 'R. S. Anderson', written over a horizontal line.

ROBERT S. ANDERSON, JUDGE ADAMS CIRCUIT COURT

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